Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 27 June 2017 08:30
To: Planning Scanning
Subject: FW: CM/1/17/OUT
Attachments: 201705101041.pdf

From: Claire Potts
Sent: 26 June 2017 14:30
To: Planning.Responses
Subject: FW: CM/1/17/OUT

Please could the email below and the attached be uploaded to the file CM/1/17/OUT as a further response from Environmental Health.

Kind regards

Claire

Claire Potts BSc MSc MRTPI | Strategic Development Team Leader, Strategic Development, Arun District Council | First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
[redacted]
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From: Fiona Fitzgerald
Sent: 26 June 2017 11:18
To: Claire Potts
Subject: FW: CM/1/17/OUT

Here you go!

From: Fiona Fitzgerald
Sent: 10 May 2017 11:12
To: Planning.Responses
Subject: CM/1/17/OUT

Dear Claire

The following comments are my response to the comments from Southdowns Environmental Consultants dated 28th April 2017 (Ref: 2001w-SEC-00003-02), and have kept to the same numbering system:

1. I apologise for labouring the point, but could the applicant please confirm the intended location of both the 1.8m close boarded fence and the 3m high combined bund and barrier which is referred to in paragraph 7.1.9 of the original report (Ref 2001W-SEC-00002-02, dated Dec 16). I note in the response document of 28th April 17 that this is shown in Appendix A, Figure A1, page 5 at the southern boundary of the site. However I would like to be reassured that there will be enough space for the bund to be built (in terms of width of the bund). How wide is the bund likely to be? Is the bund and barrier combination feasible

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given the trees at the southern boundary and their root systems? Similarly, given the location of the trees, is there enough height for a 3m high bund/barrier combination?

2. Paragraph 6.1.3 in the original report states that with perimeter garden fencing the 16 hour LAeq in the southernmost properties would range up to 54.9dB, and with the provision of a 2m roadside bund with a 1m barrier on top, are calculated to be reduced to below 50dB LAeq (16 hour). However in the response document, table B1, 'With Miitgation' the levels are 51dB LAeq 16 hour. Could the applicant confirm which of these is correct?

   Secondly, please could you confirm whether or not Figures A9 and A10 in the original report show the LAeq 16 hour levels with or without the proposed mitigation of garden fences and bund/barrier? I suspect that it is without mitigation – and in this case, is there a map showing the noise contour levels including the mitigation of garden fences and barrier/bund? Sorry if this has already been provided but I cannot find it.

3. Agreed. Thank you for clarifying.

4. Agree with first paragraph that acoustic testing of each dwelling may be considered to be onerous and that such compliance testing should be focussed on those dwellings closest to the A259 and Church Lane. Also agree that a planning condition would be appropriate to secure this. I would suggest:

   > "Before first occupation of plot numbers [TO BE CONFIRMED], post validation testing shall be undertaken by a competent person to determine compliance with the acoustic report (Ref 2001W-SEC-00002-02, dated Dec 16 and subsequent correspondence). This must be submitted and agreed in writing with the Local Planning Authority before first occupation."

   Attached is a copy of the master plan on which I have annotated the premises which I still have concerns about. These are the ones where at 4m height level mitigation will be required to ensure internal noise levels are achieved. I would reiterate my previous concerns that in a rural environment such as this, residents would be restricted from opening windows, or subject to dwellings where the internal noise levels are breached the moment the open the windows.

5. Planning Conditions – agree in principle that these conditions should be attached to any permission given. Exact wording to be finalised. We would also ask for some other conditions relating to noise – such as Construction Management Plan and BS4142 for any commercial premises (if necessary):

"No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for:

a. An indicative programme for carrying out of the works
b. The arrangements for public consultation and liaison during the construction works
c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s)
d. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination
e. the parking of vehicles of site operatives and visitors
f. loading and unloading of plant and materials
g. storage of plant and materials used in constructing the development
h. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
i. wheel washing facilities

j. measures to control the emission of dust and dirt during construction
k. a scheme for recycling/disposing of waste resulting from demolition and construction works"

and also

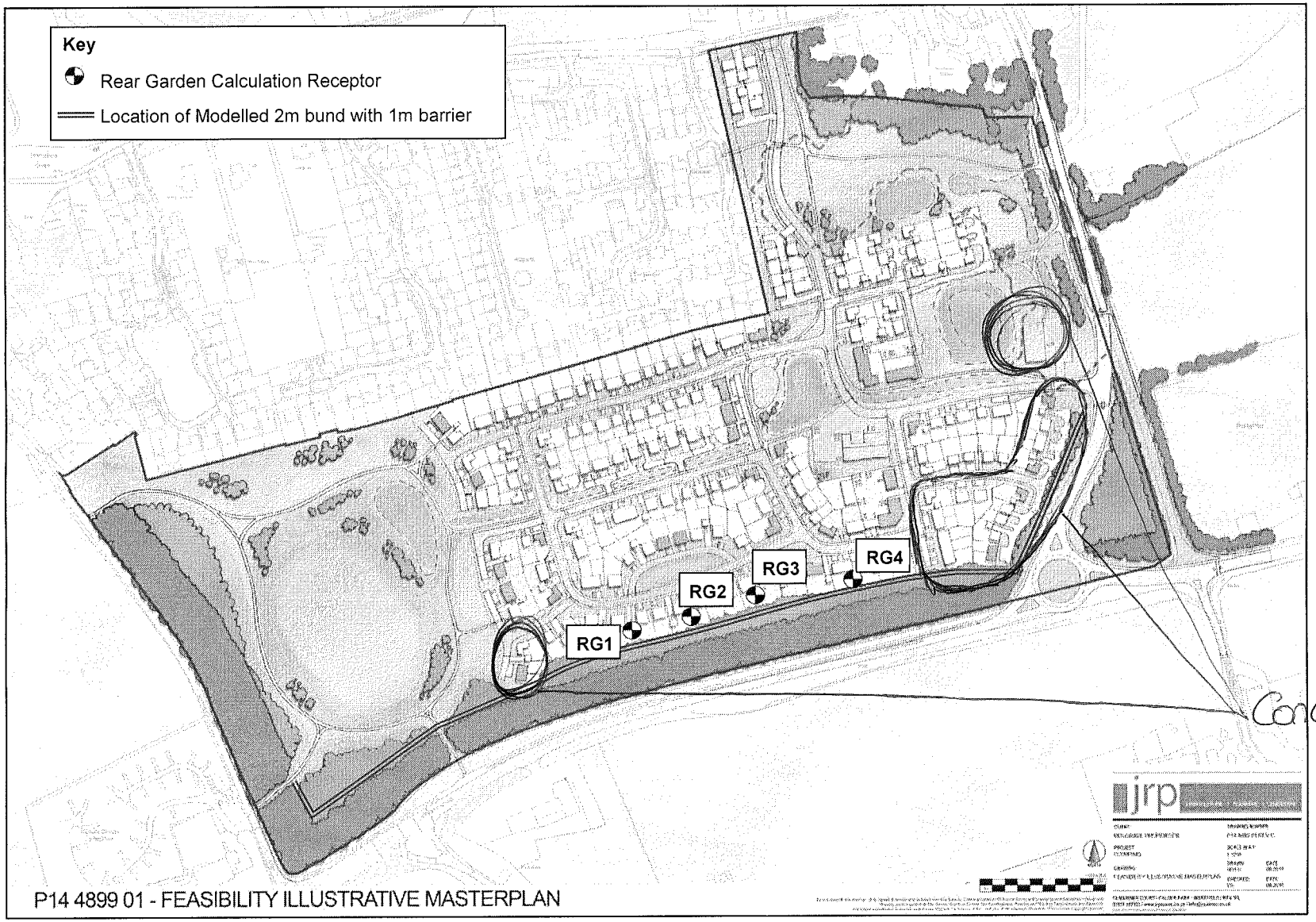
> "Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment [(including fans, ducting and external openings)], compressors, generators or plant or equipment of a like kind, installed within the site which has the potential to cause noise disturbance to any noise sensitive receivers, shall be submitted to and approved by the local planning authority before installation. The rating level of noise emitted from the use of this plant, machinery or equipment shall not exceed the background sound level when measured according to British Standard BS4142: 2014, at any adjoining or nearby noise sensitive premises."

Many thanks

Fiona Fitzgerald

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APPENDIX A: FIGURES



Concerns around extonal noise.
FF.

FIGURE A1: PROPOSED DEVELOPMENT LAYOUT